



£600,000 offers in excess of  
2 Middleham Close, Ringmer, East Sussex, BN8 5EN

**MANSELL  
McTAGGART**  
Trusted since 1947

## Overview...

A super opportunity to purchase this rarely available four bedroom detached family home, situated in a sought-after location on the southern side of the village. Properties here are particularly popular and this example is offered in good condition throughout having been well maintained by its previous owner.

Accommodation includes a good size entrance hall, generous rear aspect sitting room with views over the rear garden, three double bedrooms, the master boasting an ensuite shower room, main bathroom, fourth bedroom with potential of a study space, dining room, impressive wrap around double glazed conservatory. Modern fitted Kitchen with windows overlooking to front garden.

The property sits on a generous plot with a tended front garden with driveway to the sizeable garage, with gated side access to the enclosed rear garden is beautifully maintained with gravel paths winding through pretty flowerbeds, areas of laid to lawn and tranquil patio seating areas.

VIEWING RECOMMENDED



## The property...

---

**ENTRANCE HALL-** Front door, stairs to first floor with cupboard under

**CLOAKROOM/W.C.-** White low-level W.C., wash hand basin, obscured window

**STUDY-** Front aspect double glazed window overlooking front of the property

**SITTING ROOM-** A good size room with double glazed window overlooking the rear garden, fireplace with cast iron feature and stone surround and hearth, double doors giving the option of open plan or separation to-

**DINING ROOM-** Space for a dining table with double glazed sliding doors opening to-

**CONSERVATORY-** An amazing, rare 'L' shaped double-glazed space that wraps around the property, measuring 23'7ft x 12'2ft with bi-fold doors that open directly into the garden. Door to-

**KITCHEN-** A wonderfully, light and airy with a newly fitted kitchen comprising a range of Shaker style wall and base cupboards and wooden worktops, one and half bowl sink with adjacent swan neck mixer tap. 4 ring gas hob with cooker hood above, integrated double eye-level oven, space for fridge/freezer. Vinyl flooring and double-glazed windows overlooking the front of the property

**FIRST FLOOR LANDING-** Airing cupboard and doors to principal rooms

**BEDROOM -** A super rear aspect room with double glazed window overlooking the rear garden, built in wardrobes and storage surround, door to-

**EN SUITE-** Shower with glass surround, pedestal wash hand basin with mixer tap, wc, obscured window, tiled flooring and walls

**BEDROOM-** A great double bedroom with built in wardrobes and rear aspect windows overlooking the garden





## *Property and Outside...*

---

**BEDROOM-** A generous double room with front aspect double glazed window

**BEDROOM-** A single bedroom or study space with rear aspect double glazed window

**BATHROOM-** Fitted with a wooden enclosed bath, pedestal hand wash basin with mixer tap, wc, obscured window and tiled walls

**FRONT GARDEN-** Well-maintained laid to lawn with a variety of plants and trees

**PARKING-** Paved driveway with off street parking leading to-

**GARAGE-** A generous brick-built garage with electric roller door and rear pedestrian door

**REAR GARDEN-** A deceptively generous Southerly facing garden extending around the property, landscaped with a combination of shaped lawn, winding gravel pathways, and well-stocked borders filled with mature shrubs, small trees and flowering plants, creating interest and colour throughout the seasons. A block paved patio area is ideal for outdoor seating and entertainment in this secluded, tranquil setting.





## Location...

---

**Middleham Close** is a sought-after road located to the south of the heart of Ringmer village centre yet within easy reach of the South Downs National Park.

A large village located just 2 miles East of Lewes. The village boasts both a primary and a secondary school with buses providing services to further education. In the heart of the village we find a parade of local shops including a Morrisons Local, a butchers, a café, and a popular bakery to name a few.

Ringmer benefits from a modern health centre and pharmacy and also two public houses within the village, and a third just to the outskirts, all of which offer dining services. There are many sports clubs including football, bowls, and cricket and more leisurely activities are held at the village hall. On the village green we find a children's playground and sports pavilion and a pretty pond.

Regular bus services running until late at night, offer services to Lewes, Brighton, Eastbourne, Uckfield and Tunbridge Wells.

A designated cycle path runs along the foot of the South Downs from Ringmer to Lewes



Tenure - Freehold

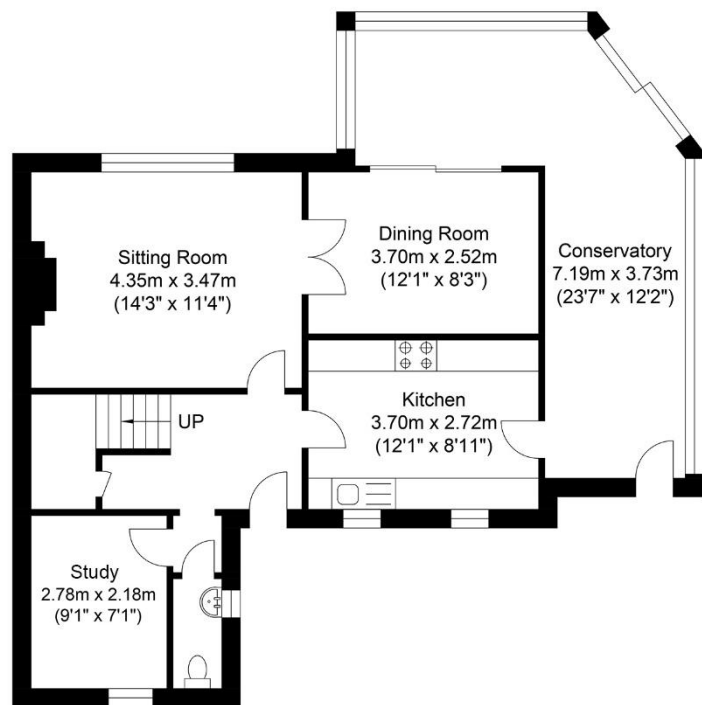
Gas central Heating

Double Glazing.

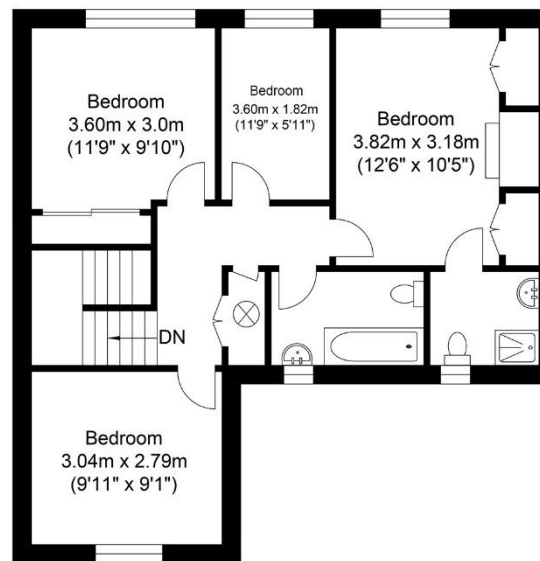
EPC Rating - C

Council Tax Band - F

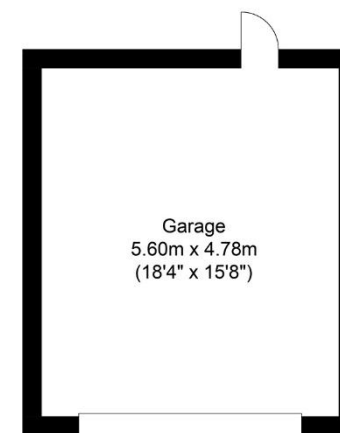
Viewing recommended



Ground Floor  
Approximate Floor Area  
807.50 sq ft  
(75.02 sq m)



First Floor  
Approximate Floor Area  
570.37 sq ft  
(52.99 sq m)



Garage  
Approximate Floor Area  
288.14 sq ft  
(26.77 sq m)



Approximate Gross Internal Area (Excluding Garage) = 128.01 sq m / 1377.88 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL  
McTAGGART**  
Trusted since 1947